



# County of Los Angeles CHIEF ADMINISTRATIVE OFFICE

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DAVID E. JANSSEN  
Chief Administrative Officer

Board of Supervisors  
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Second District

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MICHAEL D. ANTONOVICH  
Fifth District

May 10, 2005

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

Dear Supervisors:

**DELEGATION TO THE CITY OF LOS ANGELES OF JURISDICTIONAL PLAN  
REVIEW, PERMIT ISSUANCE AND BUILDING INSPECTION FOR PHASE I OF THE  
LOS ANGELES COUNTY MUSEUM OF ART PHASE I CONSTRUCTION PROJECT  
(Third District) (3-Votes)**

**IT IS RECOMMENDED THAT YOUR BOARD:**

1. Approve the delegation of jurisdictional plan review, permit issuance and building inspection for building code compliance to the City of Los Angeles for a portion of Phase I of the proposed construction at the Los Angeles County Museum of Art that includes improvements located on County-owned property.
2. Authorize the Acting Director of Public Works to send a confirming letter to the City of Los Angeles delegating building code jurisdiction for certain project improvements located on County-owned property.
3. Authorize the Chief Administrative Officer to negotiate and enter into an agreement with Museum Associates concerning the County's right to review and approve all project work on County-owned buildings and property to the extent necessary to protect the County's interests as owner of the property.

## **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The recommended actions will allow the City of Los Angeles to provide the jurisdictional plan review, permit issuance, and building inspection for building code compliance for a portion Phase I of the Los Angeles County Museum of Art (LACMA) construction referred to as Project Improvements. The County will retain jurisdiction over Phase I construction referred to as Interior Improvements for County-owned buildings. Both Project and Interior Improvements are described below.

The County leases certain County-owned buildings and property to Museum Associates for the purpose of operating and maintaining LACMA. Museum Associates is proposing to construct both Project and Interior Improvements to existing LACMA facilities located east of Ogden Drive on County-owned property in Hancock Park, and new facilities west of Ogden Drive and within the vacated right-of-way for Ogden Drive on property owned by Museum Associates and located within the City of Los Angeles.

The proposed Phase I Project Improvements include the following improvements on property owned by Museum Associates which are subject to the jurisdiction of the City of Los Angeles: (1) construction of the Broad Contemporary Art Museum, (2) construction of an underground parking garage to replace the parking structure located west of Ogden Drive, most of which will be located on property owned by Museum Associates, and (3) construction of a new museum entry pavilion in the soon-to-be-vacated right-of-way for Ogden Drive, most of which will be located on property owned by Museum Associates.

The proposed Phase I Project Improvements also include the following improvements on property owned by the County which are recommended to be permitted and inspected by the City of Los Angeles: (1) relocation of an Los Angeles County Flood Control District (LACFCD) storm drain from the Ogden Drive right-of-way to County-owned property renovation (2) construction of an "at grade" pathway across both County-owned property and Museum Associates' property that links the existing museum buildings with the new entry pavilion and with the museum buildings west of Ogden Drive, and (3) construction of the underground parking garage and the new entry pavilion, portions of which will be on property owned by the County.

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The proposed Phase I also includes the following Interior Improvements to County-owned buildings: a new entry access and atrium renovations to the Ahmanson building and expansion of the existing power plant in its present location. The County would retain jurisdiction for permitting and inspection over these Interior Improvements.

All of the proposed Project Improvements on County-owned property are exempt from City building code regulation and would be subject to the jurisdiction of the Building and Safety Division of the Department of Public Works. However, as most of the Phase I project improvements are subject to the jurisdiction of the City of Los Angeles, and to avoid inconsistent jurisdictional requirements, County Building and Safety is willing to relinquish jurisdiction to the City for a portion of the Project Improvements located on County property.

The Interior Improvements would continue to be subject to the existing jurisdiction of the County Building and Safety Division of the Department of Public Works. The County's interests as the owner of property to be affected by the project, in particular any cost impacts to the County arising from the proposed improvements on County property, will be protected by an agreement with Museum Associates to be negotiated and executed by the Chief Administrative Office as to the process and substance of the County's approval rights over all improvements on County-owned property, including those improvements which are permitted by the City of Los Angeles.

Museum Associates is ready to submit the plans for Phase I to the City and County for appropriate jurisdictional review as noted above.

### **IMPLEMENTATION OF STRATEGIC PLAN GOALS**

The recommended actions will support the County's Strategic Plan Goals of Service Excellence and Organizational Effectiveness.

### **FISCAL IMPACT/FINANCING**

There is no fiscal impact as a result of these recommendations.

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### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

The recommended actions have been agreed to by the City of Los Angeles, the Museum Associates, the Department of Public Works, County Counsel, and this office.

### **ENVIRONMENTAL DOCUMENTATION**

The recommended actions are exempt from the California Environmental Quality Act (CEQA). When we return to your Board to request approval of proposed improvements to County-owned property, appropriate environmental documentation and findings will be presented to your Board for approval.

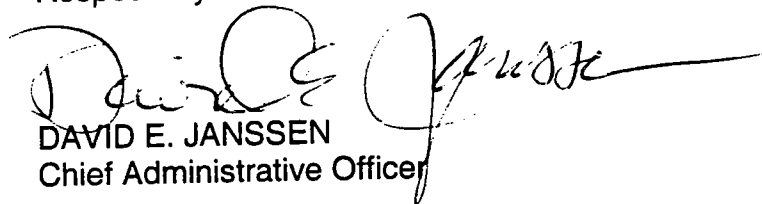
### **IMPACT ON CURRENT SERVICES (OR PROJECTS)**

The existing County facilities will remain operational throughout the construction period.

### **CONCLUSION**

Please return one adopted copy of this letter to the Chief Administrative Office (Capital Projects Division) and the Department of Public Works.

Respectfully submitted,



DAVID E. JANSSEN  
Chief Administrative Officer

DEJ:JSE  
DJT:NB:mdc

c: County Counsel  
Department of Public Works  
Museum of Art